

18 2401989-MT



After recording return to:  
Jonathan E Babcock and Annemarie  
Babcock  
3541 Hope St  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jonathan E Babcock and Annemarie  
Babcock  
3541 Hope St  
Klamath Falls, OR 97603

File No.: 7021-2401989 (MT)  
Date: March 02, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Dorothy P Taylor, Trustee or her successors in trust under the Dorothy P Taylor Living Trust, dated March 6, 1997 and any amendments thereto, Grantor, conveys and warrants to Jonathan E Babcock and Annemarie Babcock, husband and wife as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 7, BLOCK 3, CASCADE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$155,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 15 day of APRIL, 2015.

Dorothy P Taylor, Trustee or her successors  
in trust under the Dorothy P Taylor Living  
Trust, dated March 6, 1997 and any  
amendments thereto

 TTE  
Renea Staloo, Trustee

 TTE  
Ruth Montgomery, Trustee

APN: R552422

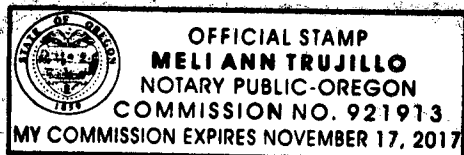
Statutory Warranty Deed  
- continued

File No.: 7021-2401989 (MT)

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 15<sup>th</sup> day of April, 2015  
by as of Dorothy P Taylor, Trustee or her successors in trust under the Dorothy P Taylor Living Trust,  
dated March 6, 1997 and any amendments thereto, on behalf of the .

*Meli Ann Trujillo*



Notary Public for Oregon

My commission expires: 11-17-2017